



~~September 16, 2003 CPC~~

~~October 22, 2003 BS~~

November 25, 2003 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0315

William Sowers

Clover Hill Magisterial District
South line of Genito Road and East line of Warbro Road

REQUEST: Rezoning from Agricultural (A) to Light Industrial (I-1) with Conditional Use to permit outside storage.

PROPOSED LAND USE:

Light industrial uses with outside storage, except as restricted by Proffered Condition 9, are planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 THROUGH 4.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conform to the Powhite Route 288 Development Area Plan which suggests the request property is appropriate for light industrial uses.
- B. Existing development standards and proffered conditions further ensure land use compatibility with existing and anticipated area development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE

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COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

- | | | |
|-------------|----|---|
| (STAFF/CPC) | 1. | Public water and wastewater shall be used. (U) |
| (STAFF/CPC) | 2. | Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE) |
| (STAFF/CPC) | 3. | Direct access from the property to Genito Road shall be limited to one (1) entrance/exit and access from the property to Warbro Road shall be limited to two (2) entrances/exits. The exact location of these accesses shall be approved by the Transportation Department. (T) |
| (STAFF/CPC) | 4. | Forty-five (45) feet of right of way on the south side of Genito Road and thirty-five (35) feet of right of way on the east side of Warbro Road, measured from the centerline of those roads immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T) |
| (STAFF/CPC) | 5. | Prior to the release of the first building permit for any development with access to Genito Road, an access easement acceptable to the Transportation Department shall be recorded from Genito Road to the parcel identified as Tax ID 737-687-1924. (T) |
| (STAFF/CPC) | 6. | To provide an adequate roadway system at the time of complete development, the owner/developer shall be responsible for the following: <ul style="list-style-type: none">a. Construction of additional pavement along Warbro Road at each approved access to provide right and left turn lanes, if warranted, based on Transportation Department standards;b. Construction of additional pavement along Genito Road at the approved access to provide a right turn lane, if warranted, based on Transportation Department standards;c. Relocation of the ditch to provide an adequate shoulder along the east side of Warbro Road for the entire property frontage; |

- d. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. In the event the developer is unable to acquire any "off-site" right of way that is necessary for the improvements described in Proffered Condition 6, the developer may request, in writing, that the County acquire such right-of-way as a public road improvement. All costs associated with the acquisition of the right-of-way shall be borne by the developer. In the event the County chooses not to assist the developer in acquisition of the "off-site" right-of-way, the developer shall be relieved of the obligation to acquire the "off-site" right-of-way and shall provide the road improvements within available right-of-way as determined by the Transportation Department. (T)

(STAFF/CPC)

7. Prior to any site plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 6, shall be submitted to and approved by the Transportation Department. (T)

(STAFF/CPC)

8. Outside storage shall be permitted. Outside storage areas shall be screened from any internal private roads. Screening shall be accomplished by the use of durable opaque fences and gates constructed of masonry pillars with solid sections made of comparable materials to the principal building and using a design compatible to the principal building. (P)

(Note: This requirement is in addition to the screening requirements of the Zoning Ordinance.)

(STAFF/CPC)

9. Freestanding business signs shall be of a monument style. (P)

(STAFF/CPC)

10. Each building exterior (all sides) shall be constructed with a Concrete Masonry Unit (CMU), brick or metal with an Exterior Insulation Finishing System (EIFS) finish for a height of eight (8) feet measured from ground elevation (excluding openings for doors, windows or similar features). Any building exterior which faces an unscreened outside storage or loading area on an adjacent property, which faces an on-site outside storage area serving the subject building that is screened in accordance with Proffered Condition 8, or any building exterior that is deemed to be adequately screened due to, but not limited to, topography, vegetation or similar features shall not be required to be constructed of the above materials provided the architectural treatment of the side otherwise complies with the Zoning Ordinance. (P)

(Note: This requirement is in addition to the architectural requirements of the Zoning Ordinance.)

(STAFF/CPC)

11. The following Light Industrial (I-1) uses shall not be permitted:

- 1) Converting paper to paperboard products, paperboard containers and boxes.
- 2) Moving companies, to include, but not limited to, households and businesses.
- 3) Paper recycling by the compaction method.
- 4) Recycling and processing of any material permitted to be manufactured in this district.
- 5) Wholesale greenhouses, hot houses and nurseries provided that nothing except plant materials is stored outside of a completely enclosed building. (P)

GENERAL INFORMATION

Location:

South line of Genito Road, east of Warbro Road, and east line of Warbro Road, south of Genito Road. Tax IDs 736-686-8635 and 736-687-8633 (Sheet 10).

Existing Zoning:

A

Size:

35.6 acres

Existing Land Use:

Vacant/wooded

Adjacent Zoning and Land Use:

North - C-5 and I-1 with Conditional Use Planned Development; Commercial, industrial or vacant
South - A with Conditional Use and Conditional Use Planned Development; Industrial or vacant
East - A with Conditional Use and I-1 with Conditional Use Planned Development; Commercial, industrial or vacant
West - A with Conditional Use, A with Conditional Use Planned Development, I-1 with Conditional Use; Commercial, industrial, public/semi-public or vacant

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UTILITIES

Public Water System:

There is an existing twelve (12) inch water line at the intersection of Genito Road and South Ridge Drive, approximately 400 feet east of the request site. In addition, there is an eight (8) inch water line that extends across the eastern portion of the decommissioned Northern Area Landfill and terminates adjacent to the western boundary of Warbro Road. This eight (8) inch water line is adjacent to this site. Use of the public water system is intended and has been proffered. (Proffered Condition 1)

Public Wastewater System:

There is an existing twelve (12) inch wastewater trunk line that extends along a portion of the eastern boundary of Warbro Road and terminates adjacent to the request site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 1)

ENVIRONMENTAL

Drainage and Erosion:

The property drains south under Warbro Road and then via tributaries to Swift Creek. The property is heavily wooded and should not be timbered without first obtaining a land-disturbance permit from the Environmental Engineering Department (Proffered Condition 2). There are currently no on- or off-site drainage or erosion problems with none anticipated after development.

PUBLIC FACILITIES

Fire Service:

The Waterford Fire/Rescue Station, Company Number 16, currently provides fire protection and emergency medical service. This request will have minimal impact on fire and emergency medical service. Hydrant locations and access requirements will be evaluated at the time of plans review.

Transportation:

The property (35.6 acres) is currently zoned Agricultural (A). The applicant is requesting rezoning from A to Light Industrial (I-1). This request will not limit the development to a specific use; therefore, it is difficult to anticipate traffic generation. Based on light industrial trip rates, development could generate 2,025 average daily trips. These vehicles would be distributed along Genito Road and Warbro Road, which had 2002 traffic counts of 13,376 and 5,783 vehicles per day, respectively.

The Virginia Department of Transportation (VDOT) recently completed a project that widened Genito Road to a four (4) lane divided roadway from South Ridge Drive to Fox Chase Lane. Sections of Warbro Road have twenty-three (23) feet of pavement with two (2) foot wide shoulders. The standard typical section for this type of roadway should be twenty-four (24) feet of pavement, with eight (8) foot wide shoulders. The capacity of Warbro Road is acceptable (Level of Service C) for the volume of traffic it currently carries.

The Thoroughfare Plan identifies Genito Road as a major arterial with a recommended right of way width of ninety (90) feet, and Warbro Road as a collector with a recommended right of way width of seventy (70) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way on the south side of Genito Road and thirty-five (35) feet of right of way on the east side of Warbro Road, measured from the centerlines of both roads, in accordance with that Plan. (Proffered Condition 4)

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). Access to major arterials and collectors, such as Genito Road and Warbro Road, should be controlled. The applicant has proffered that direct access to Genito Road will be limited to one (1) entrance/exit, and access to Warbro Road will be limited to two (2) entrances/exits (Proffered Condition 3). As part of the Genito Road widening project, a crossover and left turn lane were constructed on Genito Road to serve the subject property. The access to Genito Road will align this crossover. The Zoning Ordinance requires owner(s) of properties adjacent to crossovers to provide shared access with adjacent properties, as determined by the Transportation Department, by easements and/or public rights of way. The applicant has proffered to record an access easement from Genito Road, across the property, to the adjacent property to the east. (Proffered Condition 5)

The traffic impact of this development must be addressed. The applicant has proffered to: 1) construct a right turn lane on Genito Road at the approved access, based on Transportation Department standards; 2) construct right and left turn lanes on Warbro Road at each approved access, based on Transportation Department standards; and 3) relocate the ditch to provide an adequate shoulder along Warbro Road for the entire property frontage (Proffered Condition 6). Constructing the turn lanes may require the developer to acquire "off-site" right of way. Proffered Condition 6 would allow the developer to request that the County acquire the off-site right of way as a public road improvement. All costs associated with the acquisition of the right of way will be borne by the Developer. According to the proffer, in the event the County chooses not to assist the developer in acquisition of the off-site right of way, the developer will be relieved of the obligation to acquire such right of way and will only be required to provide road improvements that can be constructed within available right of way.

At the time of site plan review, specific recommendations will be made regarding access and internal circulation.

LAND USE

Comprehensive Plan:

The Powwhite Route 288 Development Area Plan suggests the request property is appropriate for light industrial use.

Area Development Trends:

Area properties are characterized by a mix of agricultural, industrial and commercial zoning and have been developed for industrial, commercial or public/semi-public uses or remain vacant. While the Plan suggests the area is appropriate for light industrial uses, with the exception of the County's Warbro Athletic Complex, the area is generally characterized by moderate and heavy industrial and commercial land uses. However, recent zonings in the area have attempted to steer future land uses to more light to moderate industrial uses, as is evidenced by areas developing around the intersections of Route 288 and Warbro Road with Hull Street Road. It is anticipated that light industrial uses will continue in this area as recommended by the Plan.

Use Limitations:

This request for rezoning to Light Industrial (I-1) includes a request for a Conditional Use to permit outside storage. Outside storage is not permitted by-right in a Light Industrial (I-1) District, but would be permitted if this request is approved subject to the screening requirements as provided for in Proffered Condition 8.

In response to concerns expressed by the Clover Hill Planning Commissioner, Proffered Condition 11 prohibits certain Light Industrial (I-1) uses.

Site Design:

The request property lies within an Emerging Growth District Area. The Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, utilities and screening of outside storage areas. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Any new development of the request property will be subject to these Ordinance standards, except as provided herein relative to architectural treatment and screening. (Proffered Conditions 8 and 10)

In addition, Proffered Condition 9 requires all freestanding business signs to be of a monument style.

Architectural Treatment:

As previously stated, the request property lies in an Emerging Growth District Area. Specific standards apply to architectural treatment of buildings in these areas which are intended to provide for quality building construction.

A proffered condition further requires that each building exterior (all sides) shall be constructed for a height of eight (8) feet measured from ground elevation (excluding openings for doors, windows or similar features) of Concrete Masonry Unit (CMU), brick or metal with an Exterior Insulation Finishing System (EIFS) finish. The condition permits certain exceptions from this treatment for building sides which face unscreened outside storage or loading areas on adjacent properties, which face on-site storage areas that are screened, or for building sides which are screened from view by topography, vegetation, etc. (Proffered Condition 10)

Buffers and Screening:

As stated above, development of the request property must comply with Ordinance requirements relative to site design, including buffers and screening. However, because properties surrounding the request property are also zoned to permit commercial and light industrial uses where outside storage is permitted, buffers and screening are not required. Therefore, compatibility obtained through the use of buffers and screening between the proposed uses and a majority of the adjacent uses is not an issue. This compatibility issue is a concern along the Genito and Warbro Roads and from internal private roads (Proffered Condition 8). In order to address a concern of the Clover Hill Planning Commissioner, Proffered Condition 8 also specifies that screening shall be accomplished by the use of durable opaque fences and gates constructed of masonry pillars with solid sections made of comparable materials to the principal building and using a design compatible to the principal building.

CONCLUSIONS

The request complies with the Powhite Route 288 Development Area Plan which suggests the request property is appropriate for light industrial uses. Existing development standards and proffered conditions further ensure land use compatibility with existing and anticipated area development.

Given the foregoing, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (9/16/03):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Gulley, seconded by Mr. Litton, the Commission recommended approval of this request and acceptance of the proffered conditions on pages 2 through 4.

AYES: Unanimous.

Board of Supervisors Meeting (10/22/03):

On their own motion, the Board deferred this request to November 25, 2003, to allow the applicant time to meet with area property owners and discuss the proposal.

Staff (10/23/03):

The applicant was advised in writing that any new or revised information should be submitted no later than October 28, 2003, for consideration at the Board's November 25, 2003, public hearing.

The Board of Supervisors, on Tuesday, November 25, 2003, beginning at 7:00 p.m., will take under consideration this request.

